

068.A

0002

0070.0

Map

Block

Lot

1 of 1

Residential
CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

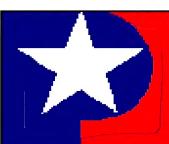
466,700 / 466,700

USE VALUE:

466,700 / 466,700

ASSESSED:

466,700 / 466,700


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
70		GROVE ST, ARLINGTON

OWNERSHIP

Unit #: 70

Owner 1: TREMBLAY PAUL J

Owner 2:

Owner 3:

Street 1: 70 GROVE STREET UNIT 70

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: WESSON CANDICE L/DAVID P -

Owner 2: -

Street 1: 70 GROVE STREET UNIT 70

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1928, having primarily Wood Shingle Exterior and 1639 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7620												G6	1.			

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	466,700			466,700		260810
							GIS Ref
							GIS Ref
							Insp Date
							08/01/18

PREVIOUS ASSESSMENT								Parcel ID	068.A-0002-0070.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	466,700	0	.	.	466,700		Year end	12/23/2021
2021	102	FV	452,700	0	.	.	452,700		Year End Roll	12/10/2020
2020	102	FV	445,700	0	.	.	445,700	445,700	Year End Roll	12/18/2019
2019	102	FV	401,200	0	.	.	401,200	401,200	Year End Roll	1/3/2019
2018	102	FV	354,000	0	.	.	354,000	354,000	Year End Roll	12/20/2017
2017	102	FV	322,100	0	.	.	322,100	322,100	Year End Roll	1/3/2017
2016	102	FV	322,100	0	.	.	322,100	322,100	Year End	1/4/2016
2015	102	FV	297,100	0	.	.	297,100	297,100	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
WESSON CANDICE	58186-548		12/29/2011		295,000	No	No						
TAM MATTINATTA	46912-473		2/1/2006		380,000	No	No						
MCCAFFREY WILLI	43610-18		8/27/2004		385,000	No	No						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
8/1/2018		Measured									DGM	D Mann					
4/30/2014		External Ins									PC	PHIL C					
3/28/2012		MLS									EMK	Ellen K					
5/12/2005		External Ins									BR	B Rossignol					

Sign: _____	VERIFICATION OF VISIT NOT DATA	_____ / _____ / _____
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv	1	Rating: Good		A Bath:	Rating:			3/4 Bath:	Rating:						Undisplayed Areas: GLA: 1639		
Sty Ht: 1H - 1 & 1/2 Sty				A 3QBth:	Rating:			1/2 Bath:	Rating:								
(Liv) Units: 1	Total: 1			A HBth:	Rating:			A OthrFix:	Rating:								
Foundation: 1 - Concrete																	
Frame: 1 - Wood																	
Prime Wall: 1 - Wood Shingle																	
Sec Wall:		%															
Roof Struct: 1 - Gable																	
Roof Cover: 1 - Asphalt Shgl																	
Color: GRAY																	
View / Desir:																	
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID									
Grade: C - Average				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1							
Year Blt: 1928	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
Alt LUC:	Alt %:			Frl:	Rating:			Other									
Jurisdict: G6	Fact: .			WSFlue:	Rating:			Upper									
Const Mod:								Lvl 2									
Lump Sum Adj:								Lvl 1									
INTERIOR INFORMATION				CONDO INFORMATION				Total	RMS: 7	BRs: 4	Baths: 1	HB					
Avg Ht/FL: STD				Location:													
Prim Int Wal 2 - Plaster				Total Units:													
Sec Int Wall:	%			Floor: M - Multi-Level													
Partition: T - Typical				% Own: 54.000000000													
Prim Floors: 3 - Hardwood				Name:													
Sec Floors:	%																
Bsmnt Flr: 12 - Concrete																	
Subfloor:																	
Bsmnt Gar:																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 5 - Steam																	
# Heat Sys: 1																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 068.A-0002-0070.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:				Total:								
IMAGE AssessPro Patriot Properties, Inc																	